

View Issue Control Number - 236088



CITY Document and Record Tracking System - Version 1.02

Tuesday, November 13, 2007

Send Mail

Help

Issue - Created by Istoeck on Tuesday, November 13, 2007 (Transportation Services)

Sub System: ADMIN

Date Received: 11/13/2007

Correspondence Date: 11/6/2007

Category: COMMENTS

Source Agency: Planning & Permitting

Source Person: Eng, Henry

Subject: TPD - Kapolei

Description: Applications for a zone change from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District, and R-3.5 Residential District and Plan Review Permit, Kapolei.

Log out to division: 11/13/2007

Division completion:

Status Description:

Issue Priority: Normal

Allow Due Date Extension Critical

Due Date: 11/23/2007

Original Due Date: 11/23/2007

Attachments: Name
Henry Eng2.PDF

Close Issue

Edit this Issue

Tasks

Closed	Assigned From	Action Requested/Task Description	Due Date
<input type="checkbox"/>	Transportation Services	Transportation Services Comment and Recommendation	11/23/2007
11/13/2007 17:22	Istoeck (DTS)	Assigned to Ballesteros, Mercy(mballesteros DTS)	
11/13/2007 17:21	Istoeck (DTS)	Assigned to Chang, Deanna(dchang DTS)	

Create Task

DEPARTMENT OF TRANSPORTATION SERVICE

DOC # TPD11/07-236088

INTER-OFFICE MEMORANDUM

DATE Nov 19, 2007

TPD - 00417

TO: PTD TE **TSTD**

FROM: TPD

SUBJECT: UHWO applications - PRU, Zone Changes

We are sending you herewith:

DESCRIPTION NO. OF COPIES 1

For: Initials Return original to TPD Yes if marked...

 Review/Comments

 Other Please provide your comments to TPD by: Dec 3, 07

REMARKS: _____

MAHALO, Bruce

RETURNED FROM: TST

DATE: 11/21/07

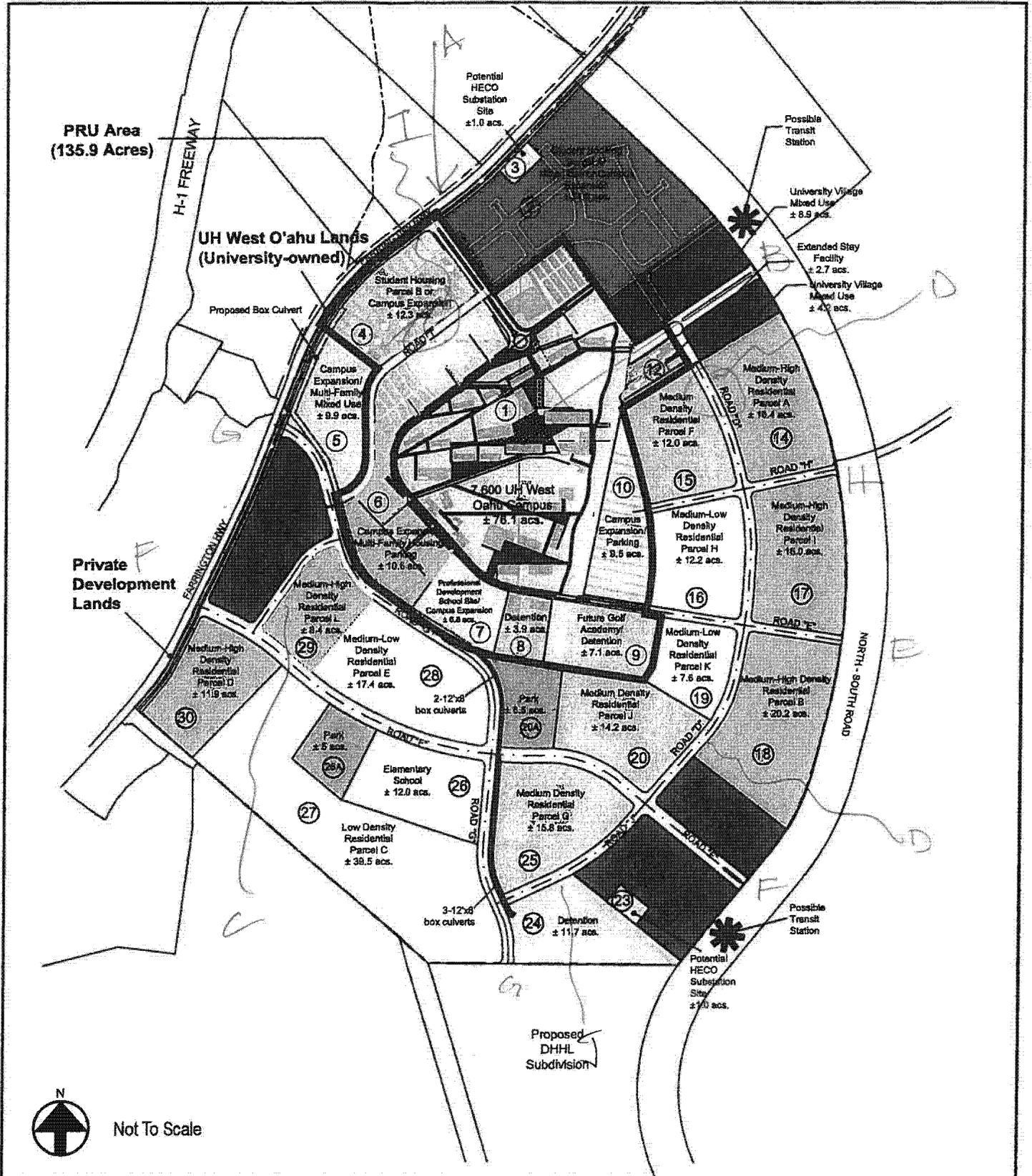
COMMENTS: No comments

UHWO Zone Change Application

OOR's Comments:

- Page 108, paragraph 2 – Verify existing posted speed limits along Makakilo Drive.
- Page 112, ROAD F – Consideration should be given to have the raised median along the entire stretch of road "F".
- Page 113, Campus Loop Road – Bike lanes should be considered along the Campus Loop Road. It is expected that there would be substantial amounts of pedestrians and bicyclists around the campus area who would be sharing the multi-purpose path with the current proposed section of roadway.
- Page 119 - The entity that would construct the proposed grade separated crossings at Farrington Highway and North-South Road should be identified.
- Page 121 – Traffic warrant studies and traffic improvements for the internal roads of the UHWO site should be implemented by UHWO and its private developer.
- Page 125 – Improvements along the Farrington Highway frontage of the UHWO site should be done by UHWO and its private developer.
- Page 46 of the TIAR – Adequate off-street parking should be provided for the UHWO site including future overflow parking to minimize the on-street parking problems from overflowing into the surrounding community.

• SCHOOL (15% PREVIOUS LTR FROM 2014 - 0.52 (no RT...)
PBR, 2015 - 0.37 (17%) 0.250



Not To Scale

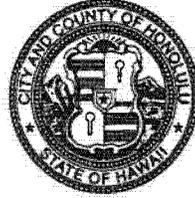


CONCEPTUAL DEVELOPMENT PLAN

Figure
2

DEPARTMENT OF PLANNING AND PERMITTING
CITY AND COUNTY OF HONOLULU

650 SOUTH KING STREET, 7TH FLOOR • HONOLULU, HAWAII 96813
TELEPHONE: (808) 768-8000 • FAX: (808) 527-6743
INTERNET: www.honolulu.gov • DEPT. WEB SITE: www.honoluludpp.org



MUFU HANNEMANN
MAYOR

HENRY ENG, FAICP
DIRECTOR

DAVID K. TANOUÉ
DEPUTY DIRECTOR

2007/Z-6(mh)
2007/PRU-3

November 6, 2007

TO: CITY, STATE, AND FEDERAL AGENCIES

FROM: HENRY ENG, FAICP, DIRECTOR *R. Hannemann*
DEPARTMENT OF PLANNING AND PERMITTING

SUBJECT: APPLICATIONS FOR A ZONE CHANGE FROM AG-1 RESTRICTED AGRICULTURAL DISTRICT TO BMX-3 COMMUNITY BUSINESS MIXED USE DISTRICT, A-2 MEDIUM DENSITY APARTMENT DISTRICT, R-5 RESIDENTIAL DISTRICT, AND R-3.5 RESIDENTIAL DISTRICT; AND PLAN REVIEW USE (PRU) PERMIT, KAPOLEI, O'AHU, HAWAII, TAX MAP KEYS 9-1-016: 120, 127 AND 129

We are enclosing for your review and comments a zone change application and a proposed PRU permit regarding a site in Kapolei. See attached location map. The applicant (University of Hawai'i) is proposing to change the zoning of approximately 500.3 acres from AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District, and R-3.5 Residential District. The purpose of the zone change is to develop the University of Hawai'i West O'ahu Campus (UH WOC) and adjacent land uses that are aimed at complementing and enhancing the University.

About 202.3 acres of land will remain under the ownership of the University of Hawai'i and the remaining 298 acres of land will be developed by a private developer. Land uses envisioned for the private development lands include residential (single-family residences to higher density residential developments), mixed-use, an elementary school, an electrical substation, detention basin, and roadways. The private development lands will be sold by the University of Hawai'i, and the proceeds from the sale of these lands will be used to construct the first phase of the UH WOC.

Of the 202.3-acre UH West O'ahu lands, about 135.9 acres will be covered by the proposed PRU permit. The Five-Year Master Plan (Year 2014) of the PRU application area includes a 2,750-student campus, an extended stay facility, student housing, parking, campus expansion, possible multi-family housing, roads, and storm water detention areas. Build-out of the 7,600-student UH WOC is projected to the year 2025.

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To City, State and Federal Agencies
November 6, 2007
Page 2

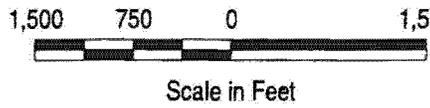
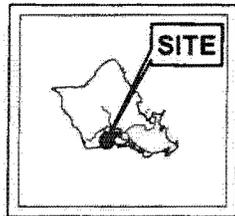
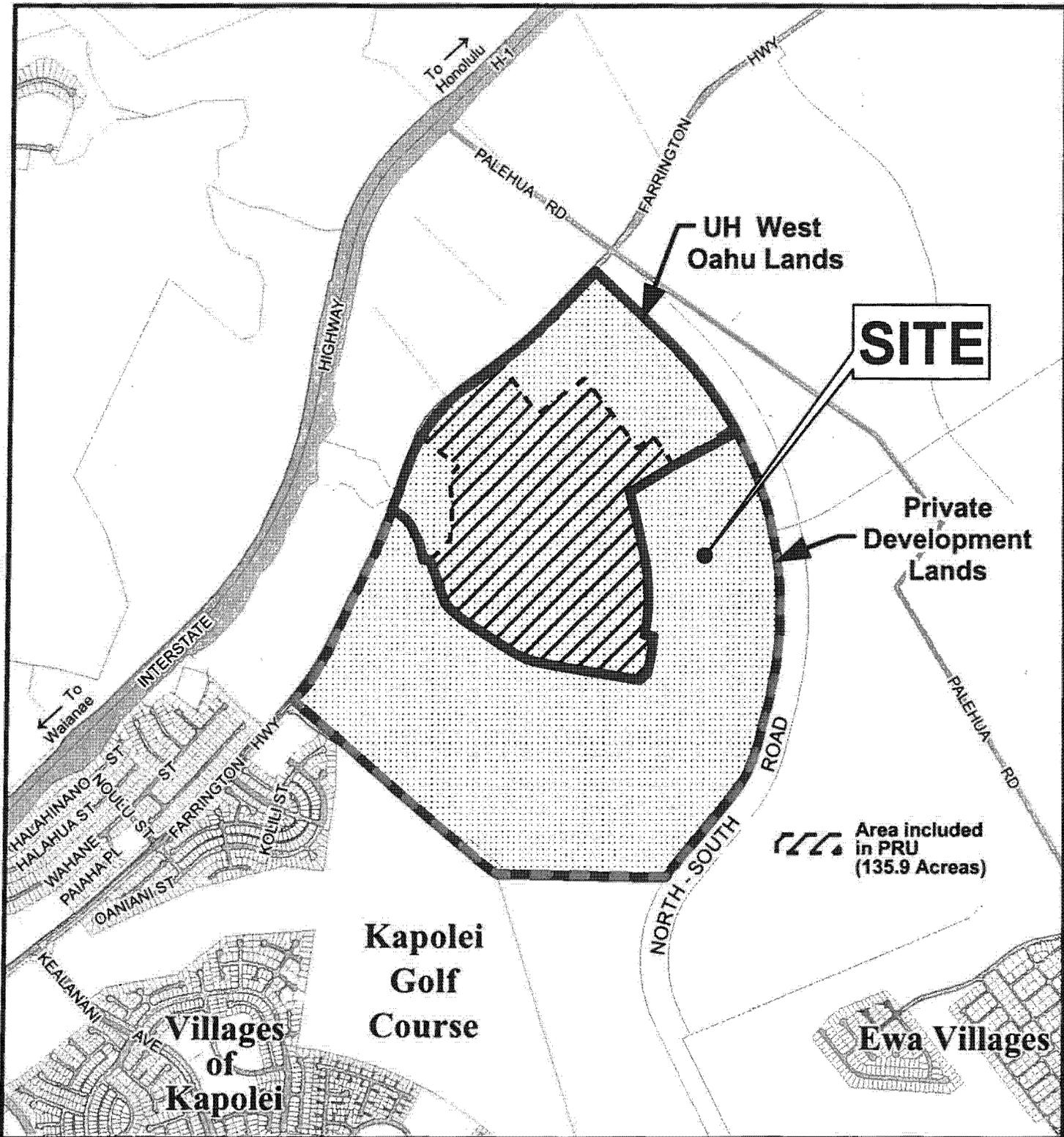
Please evaluate the impact of the project on the public facilities and services which are planned or provided by your department and indicate whether they are adequate to serve the project. If public facilities and services are not adequate, indicate what improvements would be necessary to support the project.

Due to time constraints of the Land Use Ordinance, we would appreciate your reply by the date indicated below. Please provide specific comments relating to the zone change by referencing project file number, 2007/Z-6 in your response. Likewise, please provide specific comments relating to the proposed PRU permit by referencing project file number, 2007/PRU-3.

If you have any questions, or require clarification, you may contact Matt Higashida of my staff at 768-8045.

HE:mo
Enclosures

Reply by: **December 6, 2007**



LOCATION MAP

HONOULIULI - EWA

TAX MAP KEY(S): 9-1-16: 120,127&129

FOLDER NO.: 2007/Z-6 & 2007/PRU-3

DEPARTMENT OF PLANNING AND PERMITTING
SUMMARY DESCRIPTION

APPLICANT : University of Hawai'i

LANDOWNER : University of Hawai'i

REQUESTS : 1) Zone Change
From AG-1 Restricted Agricultural District to BMX-3 Community Business Mixed Use District, A-2 Medium Density Apartment District, R-5 Residential District and R-3.5 Residential District; and
2) Plan Review Use (PRU) Permit

LOCATION : Kapolei, O'ahu, Hawai'i

TAX MAP KEYS : 9-1-016: 120, 127 and 129
(Note: TMKs 120 and 127 are lease areas that are not subdivided.)

LAND AREA : Approximately 500.3 acres

DP LAND USE MAP : Low and Medium Density Residential, High Density Residential and Transit Node

PUBLIC INFRASTRUCTURE MAP : PIM Symbols 039 North-South Road

EXISTING ZONING : AG-1 Restricted Agricultural District

EXISTING USE : The majority of the approximately 500-acre site is presently under revocable permits to Aloun Farms, Inc. and A.M. Enterprise, Inc. to farm pumpkin, corn and other truck crops. A small portion (0.826 acres) of the approximately 500-acre site is presently encumbered by a revocable permit to Kapolei People's Inc. (Kapolei Golf Course) for

parking purposes. The remaining lands are vacant.

SURROUNDING LAND USE : The subject site is bounded to the north by Farrington Highway, to the east by vacant land for the future North-South Road and the proposed D.R. Horton Ho`opili master planned community, to the south by the proposed Department of Hawaiian Home Lands East Kapolei Development Parcel 1 residential subdivision, and to the west by Kapolei Golf Course and a small portion of the Villages of Kapolei.

PROPOSAL: : About 202.3 acres of land will remain under the ownership of the University of Hawai`i and the remaining 298 acres of land will be developed by a private developer. Land uses envisioned for the private development lands include residential (single-family residences to higher density residential developments), mixed-use, an elementary school, an electrical substation, detention basin, and roadways. The private development lands will be sold by the UH and the proceeds from the sale of these lands will be used to construct the first phase of the UH WOC. Of the approximately 202.3 acres to be retained by the UH, about 135.9 acres are to be covered by the proposed PRU permit. The Five-Year Master Plan (Year 2014) of the PRU application area includes a 2,750 student campus, an extended stay facility, student housing, parking, campus expansion, possible multi-family housing, roads, and storm water detention areas. Build-out of the 7,600-student UH WOC is projected to the year 2025.

DEPARTMENT COMMENTS:

Signature/Date

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DIRECTOR

DAVID K. TANOUÉ
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2007/Z-6(mh)
2007/PRU-3

November 6, 2007

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Page 2

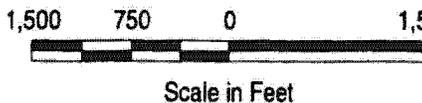
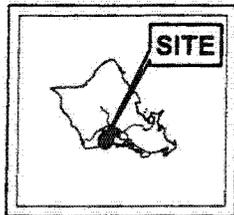
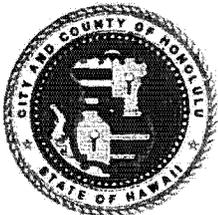
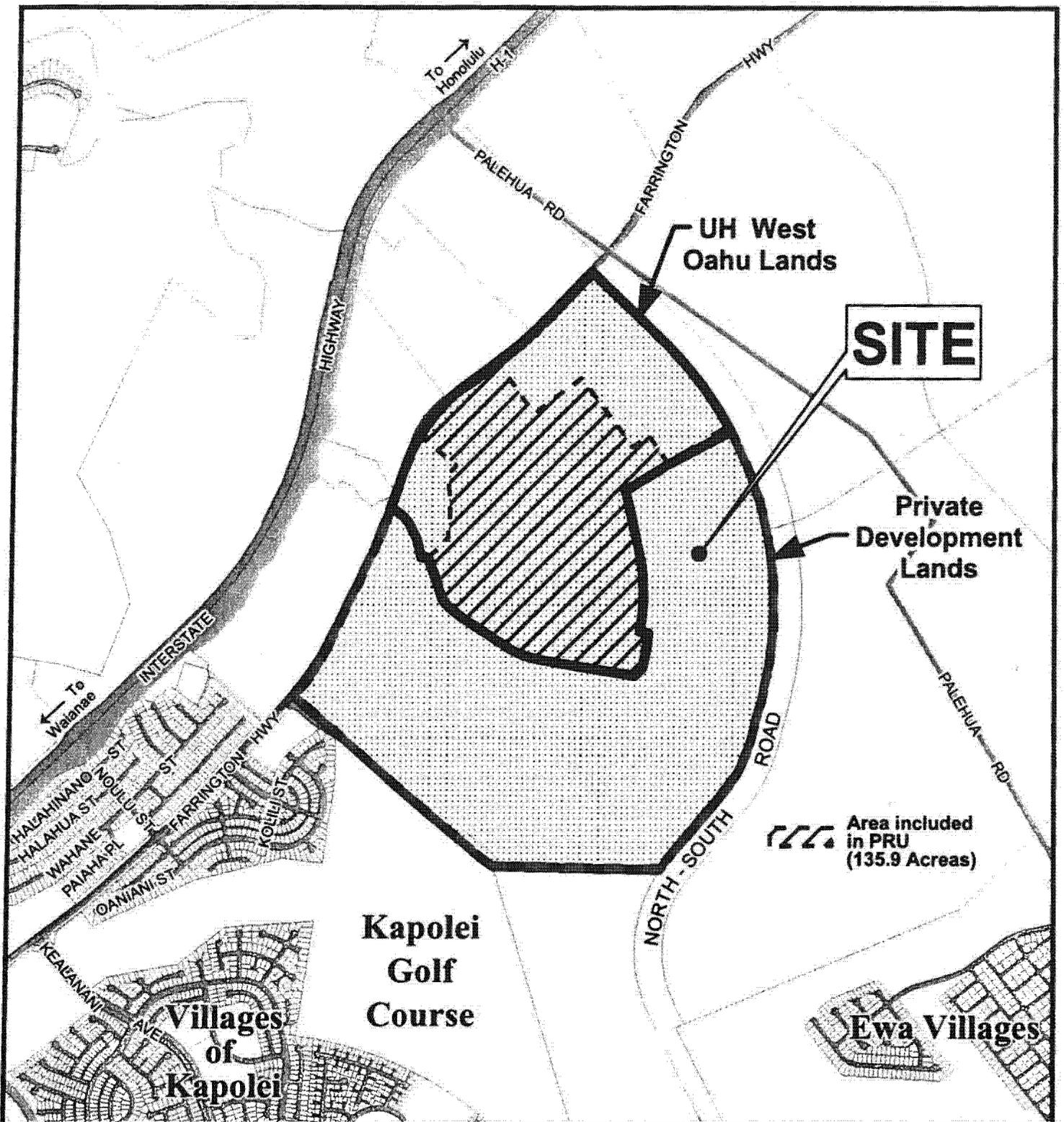
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Signature/Date